



COMMERCIAL PROPERTY REPORT

2075 NE 240th Ave, Wood Village, OR 97060



Presented by

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2075 NE 240th Ave, Wood Village, OR 97060

■ Off Market

• Sold Date: 7/31/2018
• Public Record

Last Sold Price
\$350,000

Closed Date: 7/31/2018

Property Facts

	Public Facts	Listing Facts
Property Type	Land	—
Property Subtype	Commercial-Vacant Land	—
Lot Size	0.76 acres	—
Lot Dimensions	33128 SF	—

Extended Property Facts

Exterior Details

Lot Size - Square Feet	33128 sq ft
Lot Size - Acres	0.761 ac
Neighborhood Code	CN15

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Public Facts

Owner Information

Owner Name	Halsey Blvd Llc
Mailing Address	Po Box 823420 Vancouver WA 98682-0070
Vesting	Company/Corporation

Legal Description

APN: 1N3E27D 01701	Tax ID: R311020	Zoning: GC	Census Tract: 410510103.041016	Abbreviated Description: SEC/TWN/RNG/MER:SEC 27 TWN 01N RNG 03E WOOD VILLAGE LIGHT INDUSTRIAL PARK, LOT 1	City/Municipality/Township: Wood Village, OR 97060
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Assessed Values

Date	Improvements	Land	Total	Tax
2021	—	—	\$220,770	\$3,776
2020	—	—	\$214,340	\$3,528
2019	—	—	\$208,100	\$3,381
2018	—	—	\$202,040	\$3,349
2017	—	—	\$196,160	\$3,240
2016	—	—	\$190,450	\$3,098
2015	—	—	\$184,910	\$3,009
2014	—	—	\$179,530	\$2,906
2013	—	—	\$174,310	\$2,863
2012	—	—	\$169,240	—
2011	—	—	\$164,320	\$2,603
2009	—	—	\$154,900	—
2008	—	—	\$150,390	—

Deed Records

Recording Date	6/15/2021	6/15/2021	7/31/2018
Document Type	Bargain and Sale Deed	Deed of Guardian	Warranty Deed
Sales Price	—	—	\$350,000
Sales Price Code	Document states price as 0, None, No Consideration	Document states price as 0, None, No Consideration	Full amount stated on Document.
Buyer Name	HALSEY BLVD LLC	JAMES A PHILLIPS, LOAN INTERST OF CASSANDRA BLAIR PHILLIPS	PRIME REALITY INVESTORS LLC
Buyer ID	Limited Liability Company	Individual(s)	Limited Liability Company
Seller Name	JAMES A PHILLIPS, CASSANDRA BLAIR PHILLIPS ZACHARY LLC	CHRISTOPHER C BLATTNER	FOREIGN MMISSION FOUNDATION NON PTOFIT
Seller ID	Individual(s)	Trustee	Government
Document #	2021-093124	2021-093115	2018-080041
Contract Date	5/28/2021	5/13/2021	7/27/2018



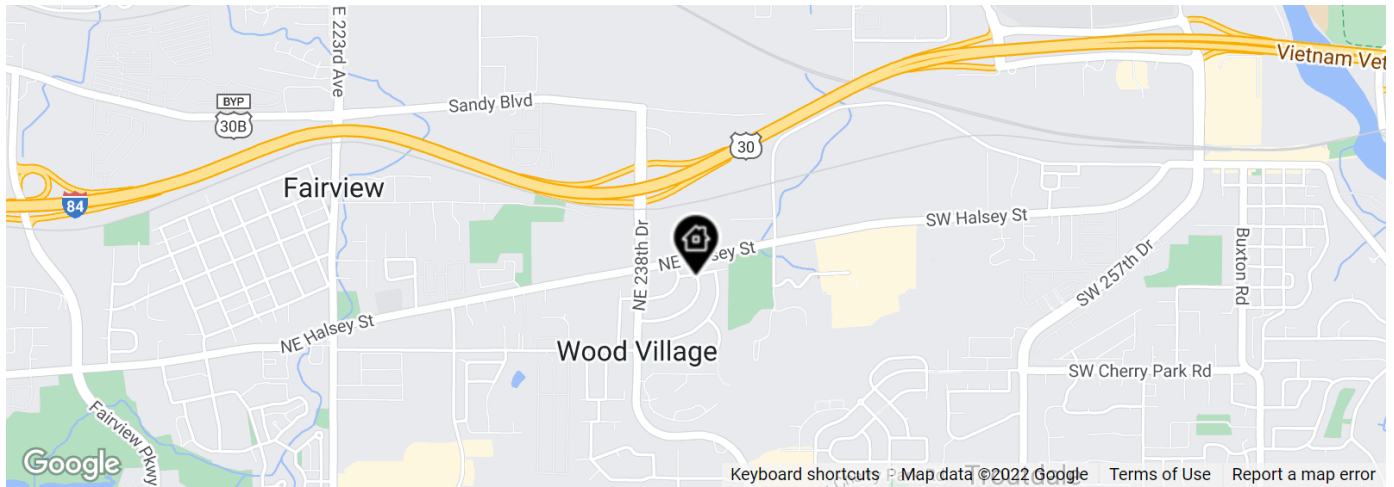


Mortgage Records

Recording Date	12/15/2020
Lender Name	JAMES A PHILIPS
Lender Type	Private Party (individual)
Loan Amount	\$350,000
Document Number	2020-169458
Loan Type	Credit Line (Revolving)
Contract Date	9/9/2020
Due Date	5/31/2021
Finance Type	Variable



Maps



Legend: Subject Property



Legend: Subject Property



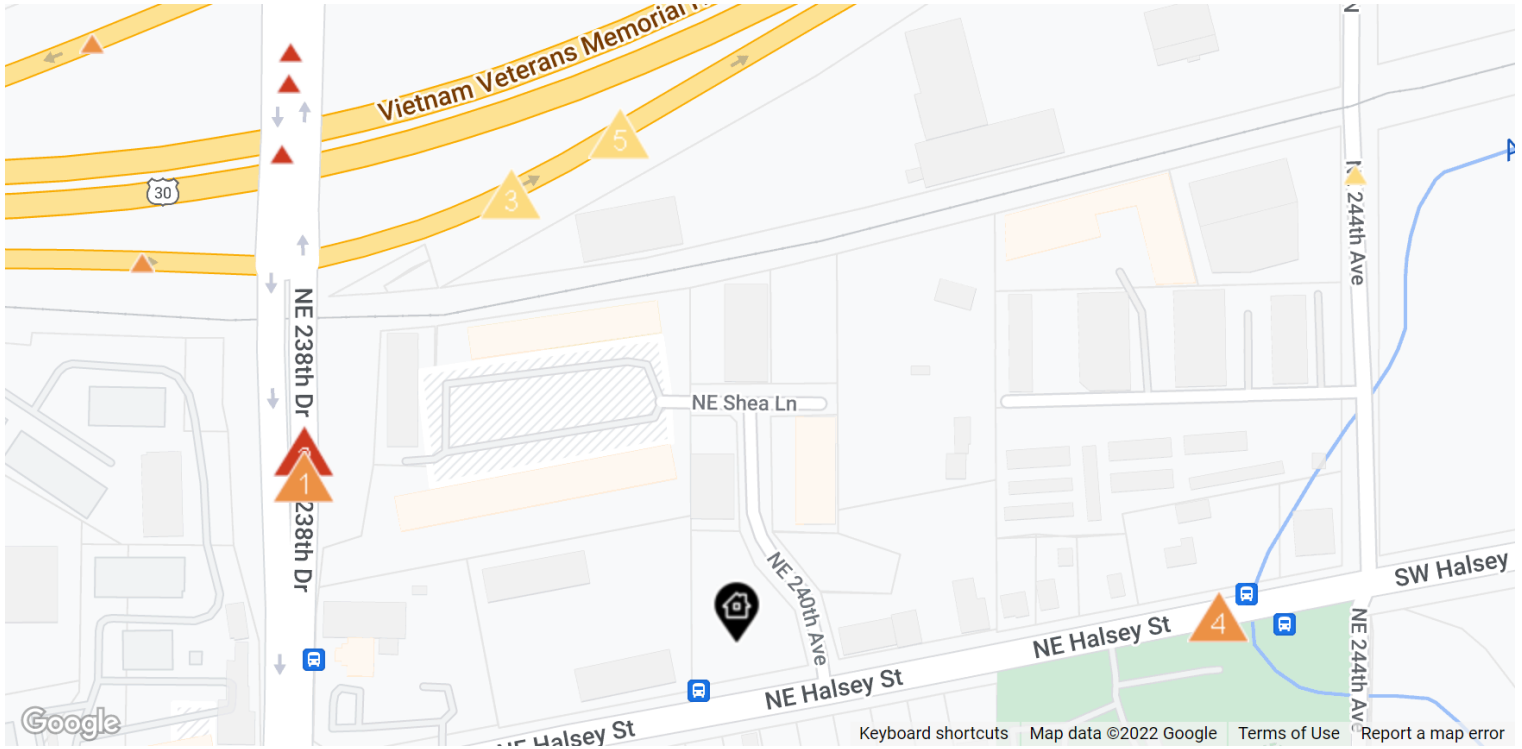
Legend: Subject Property

Historical Photos





Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1
11,844

2022 Est. daily traffic counts

Street: NE 238th Dr
Cross: I- 84
Cross Dir: N
Dist: 0.09 miles

Historical counts

Year	Count	Type
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2
20,227

2020 Est. daily traffic counts

Street: NE 238th Drive
Cross: I- 84
Cross Dir: N
Dist: 0.09 miles

Historical counts

Year	Count	Type
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3
2,204

2022 Est. daily traffic counts

Street: I- 84
Cross: NE 238th Dr
Cross Dir: W
Dist: 0.06 miles

Historical counts

Year	Count	Type
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4
11,171

2022 Est. daily traffic counts

Street: NE Halsey St
Cross: NE 244th Ave
Cross Dir: E
Dist: 0.05 miles

Historical counts

Year	Count	Type
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5
1,700

2020 Est. daily traffic counts

Street: US 30 Bypass
Cross: NE 238th Dr
Cross Dir: W
Dist: 0.06 miles

Historical counts

Year	Count	Type
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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Property Report

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